

Date of issue 15 October 2025
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Important Notice: This Coverage Summary should be read in conjunction with your Policy Wording, which together comprise your contract of insurance with the insurer. Please refer to both documents for full terms, conditions, exclusions and specific endorsements of your policy.

HIAIS Platinum Policy

Policy Number	132V010539CAR			
Policy Wording	QM8226-0125			
Insured	CHAMBERS BUILDING TRUST and others as may be defined in the policy document.			
Period of Insurance	4:00 PM Local Time 05 November 2025 to 4:00 PM Local Time 05 November 2026			
ABN	44761043704			
Registered Business Address	25 FAIRY ST WARRNAMBOOL	VIC	3280	

Covering

Sections Covered	Section A: Material Damage	Insured
	Section B: Legal Liability / Public and Products Liability	Insured

Construction Period	Transfer Basis
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Maximum Construction Period	24 Months
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Maximum Defects Liability Period	12 Months
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Referral Contracts	Unless noted and agreed by QBE where a contract has either one or more of the following attributes it is not insured under this policy.
	1. Civil works (roads, runways, dams, bridges, pipelines, or railways)
	2. Contract works underground (this is not applicable to foundation and basement construction for buildings)
	3. Contract works, in, under or over water
	4. Excavation works exceeding a depth of 7 metres or two basement levels
	5. Lifting of buildings or structures underpinning, re-stumping or piling
	6. Construction risks involving insurance of a significant risk exposure to existing properties / structures (including facades) that are of historic significance, heritage listed or protected under a conservation order

7. Contract works in or around airports, aerodromes, airstrips or any areas where aircraft take off or land
8. Demolition only contracts, or contracts with more than 25% of contract value derived from demolition activities
9. Construction risks where works have been partly completed by a previous contractor
10. Vacant land greater than 10 blocks
11. Construction/alteration of public buildings, fit-out of small business premises and offices or construction/alteration of light commercial or retail buildings with a contract value over \$5,000,000
12. Contracts involving works at a height of greater than 6 storeys or 15 metres (whichever is lesser)

Section A: Material Damage

Item 1

Insured Contract(s)	HOUSE CONSTRUCTION NOC		
Territorial Limits	Anywhere in AUS		
Type of Policy	Annual Turnover Policy shall mean a policy where the first or renewal premium is calculated as a deposit premium on the sum of the insured's estimated Turnover for the forthcoming period of insurance and adjusted at the end of that period on the actual Turnover (including materials and labor)		
	Your premium is based upon your estimated annual Turnover (including any construction works on property owned by the Insured). Estimated annual Turnover value	\$	1,145,000
	The above estimated annual Turnover includes construction works on property owned by the Insured to a value of	\$	0
	Your premium is based on your actual annual turnover value of		To be advised
	If Your actual Turnover declared for an expiring Period of Insurance is less than Your estimated Turnover for that Period of Insurance, the Insurer is entitled to retain as a payment to the Insurer 85% of the deposit premium You paid for that Period of Insurance, or the Minimum Premium shown below (plus government charges), whichever is the greater.		
	If, upon expiry of the Period of Insurance You fail to declare the Turnover for any Insured Contract undertaken during the expiring Period of Insurance (including the value of construction works on property owned by the Insured), this may prejudice Your cover with respect to such Insured Contract.		
	Minimum Premium		
	26 th Parallel and below	\$	770
	North of the 26 th Parallel		Not Applicable
	Maximum Contract Value (C/V)		
	Principal Supplied Materials		Included in C/V
	Major Plant	\$	0
	Minor Plant	\$	0

Additional Insured Items	A. Expediting Expenses	10 % of C/V
	B. Mitigation Expenses	5 % of C/V
	C. Professional Fees	10 % of C/V
	D. Removal of Debris	10 % of C/V
	E. Search and Locate costs	\$ 50,000
	F. Access Costs	\$ 25,000
	G. Claims Preparation Costs	\$ 5,000
	H. Inflation Protection	5 % of C/V
	I. Government Fees	5 % of C/V
	J. Fire Extinguishment Costs	5 % of C/V
Additional Benefits	A. Contract Value Increase	15 % of C/V
	B. Display Buildings	
	Limit any one Building	\$ 500,000
	Limit Contents any one Building	\$ 50,000
	And in the aggregate	\$ 1,500,000
	C. Existing Buildings (excluding contents and other items as per the policy wording)	
	Limit any one building	\$ 500,000
	And in the aggregate	\$ 1,500,000
	D. Materials in Transit	Included in C/V
	E. Materials in Storage	Included in C/V
Excess/Deductible	Major Peril (except island risks North of the 26th Parallel)	\$ 1,000
	Minor Peril	\$ 1,000
	Existing Buildings	\$ 2,500
	Theft and/or Malicious Damage	\$ 1,000
	Named Cyclone - island risks North of the 26th Parallel	\$ 25,000
	Named Cyclone - Other	\$ 2,500
	Major Plant	\$ 1,000
	Minor Plant	\$ 1,000
	Storm Damage and Water Damage (Non Storm)	\$ 5,000
	Design Exclusion 5 (DE 5 1995)	\$ 150,000
Endorsements / Clauses	A14 Claims Preparation Costs	
	In addition to the Sum Insured we will indemnify You against the cost and expenses necessarily incurred and not otherwise recoverable elsewhere, in connection with or incidental to preparing, collating, auditing or qualifying actual Loss or Damage, being the subject of a claim under this Policy.	
	This endorsement is subject to a maximum of \$5,000 Sum Insured unless specified in the schedule.	
General Information	NOTE AGREED and OK: WORKS AT PORT FAIRY	

MOYNE SHIRE WHARFS - SUPPLY OF LABOUR ONLY.

NOTING ADDITIONAL INSURED:

RL and WJ CHAMBERS (ABN 64 669 396 036)

ADDITIONAL INSURED:

D.J CHAMBERS AND W.J CHAMBERS

ABN: 21194055464

Section B: Legal Liability / Public and Products Liability

Item 1

Insured Contract(s)	HOUSE CONSTRUCTION NOC				
Location	Anywhere in Australia				
Type of Policy	Annual Turnover Policy shall mean a policy where the first or renewal premium is calculated as a deposit premium on the sum of the insured's estimated Turnover for the forthcoming period of insurance and adjusted at the end of that period on the actual Turnover (including materials and labor)				
	Your premium is based upon your estimated annual Turnover (including any construction works on property owned by the Insured). Estimated annual Turnover value	\$	1,145,000		
	The above estimated annual Turnover includes construction works on property owned by the Insured to a value of	\$	0		
	Your premium is based on your actual annual Turnover value of	To be advised			
	If your actual Turnover declared for an expiring Period of Insurance is less than Your estimated Turnover for that Period of Insurance, your insurer is entitled to retain 85% of the deposit premium You paid for that Period of Insurance, or the Minimum Premium shown below (plus government charges), whichever is the greater.				
	If, upon expiry of the Period of Insurance You fail to declare the Turnover for any Insured Contract undertaken during the expiring Period of Insurance (including the value of construction works on property owned by the Insured), this may prejudice Your cover with respect to such Insured Contract.				
	Minimum Premium	\$	1,155.00		
Limits of Liability	Limit of Liability	\$	10,000,000		
	Products Liability	\$	10,000,000		
	Goods in Care, Custody and Control	\$	100,000		
Sub Limits	Vibration, Removal or Weakening of Support				
	Residential	\$	10,000,000		
	Other Works	\$	250,000		

Excess / Deductible	Personal Injury	\$	5,000
	Property Damage (to property other than completed works)	\$	5,000
	Property Damage to completed residential projects	\$	25,000
	Property Damage to completed commercial projects	\$	75,000
	Worker to Worker* (all costs inclusive)	\$	25,000
	Third Party Property Damage from Vibration, Removal, Weakening of Support	\$	5,000

*** Worker to Worker Liability** means:

- (a) legal liability of the Insured in respect of recoveries of any payments by any workers' compensation insurer under the provisions of any workers' compensation legislation or policy, or at common law; or
- (b) a claim made by an injured worker (as defined by the relevant workers' compensation legislation) against any Insured other than the worker's direct employer.

Endorsements / Clauses

Deductibles for Property Damage to completed projects

With respect to Products Liability claims for damage to a completed project, if:

- (a) upon Your lodgment of the claim, there are reasonable grounds for determining, on the available information, that one or more subcontractors will be liable or partially liable for such damage; and
- (b) upon Your lodgment of the claim, or as soon as reasonably practicable thereafter, You provide Us with evidence that each such subcontractor holds a current products liability insurance policy (for the avoidance of doubt, a Certificate of Insurance obtained within 30 days after policy inception/renewal will be considered adequate evidence of a current policy); and
- (c) there is nothing in the contractual relationship between You, the relevant subcontractor, or any other parties, which could prevent Our right of subrogation against that subcontractor,

then We agree to reduce the relevant deductible for "Property Damage to completed projects", as follows:

- (a) for completed residential projects, the Deductible shall be reduced to \$5,000
- (b) for completed commercial projects, the Deductible shall be reduced to \$25,000

General Information

NOTE AGREED and OK: WORKS AT PORT FAIRY

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